

September 9, 2002

**Public Notice for 401 Certification**  
**Village Station Subdivision Development Project, WDID No. 1B02115WNSO**  
**Sonoma County**

On July 26, 2002, the North Coast Regional Water Quality Control Board (Regional Water Board) received an application from Valena Construction requesting Federal Clean Water Act Section 401 Certification for the Village Station Subdivision Project in Sonoma County. The proposed project will result in impacts to waters of the state, associated with Santa Rosa Hydrologic Unit No. 114.22.

The proposed project is located at 3675 Sebastopol Road, Sonoma County, California. The Assessor's Parcel Number is 035-063-17. The purpose of the project is to develop approximately 34 lots on the 4.7-acre lot. The entire site would be developed with all on-site runoff collected and distributed into the recently installed storm drain system beneath Courtside Village development immediately to the west of the site.

According to Dr. Charles A. Patterson, Plant Ecologist, the site consists of weedy non-native annual grassland, trees and brush have been omitted from the topography. The soil characteristics of the site have been heavily disturbed due to historic agricultural and ongoing land uses. In addition, no rare, endangered, or otherwise sensitive species have been found on site in five years of botanical surveys (1994, 1995, 1996, 2001 and 2002). According to the documentation provided, no creeks or riparian habitat will be affected by this project. The total area of seasonal wetlands on site is 1,500 square feet or 0.26 acres. The site was assessed using the Corps wetland delineation procedure, using the three parameters wetland delineation approach, investigation and documenting evidence of hydric soils, hydrophytic vegetation, and/or actual wetland hydrology.

According to Dr. Patterson there is no known use of the site by the California Tiger Salamander (*Ambystoma californiense*) (CTS) for breeding or estivation. The U.S. Fish and Wildlife Service recently emergency listed CTS as endangered on the Endangered Species Act, and will be the lead agency to deal with CTS issues in Sonoma County.

The applicant proposed to mitigate for the loss of wetlands associated with this project through purchase of 0.3 acres worth of wetland mitigation credits from the Hale Wetland Mitigation Bank, which has been approved and 0.3 acres in credits are reserved for this project.

The project applicant is in the process of applying for a Section 404 Nationwide Permit #39 from the Army Corps of Engineers, but has yet been assigned a permit number or project manager. Due to the absence of streams on-site, the California Department of Fish and Game has determined that no Streambed Alteration Agreement is required for this project.

The initial study for this project State Clearinghouse Number (SCN) 92083076 did not identify any effects of this project, which are not already described in the certified Environmental Impact Report (EIR) for the Southwest Santa Rosa Area Plan (SCH No. 9910209). The City of Santa Rosa, as the lead agency for California Environmental Quality Act (CEQA), has determined that the site area is covered by the Southwest Area Plan EIR, thus no individual EIR document will be done for this site.

The project is scheduled to commence sometime between late summer/fall 2002 or Spring 2003. Staff is proposing to regulate this project pursuant to Section 401 of the Clean Water Act (33 USC 1341). In addition, staff will consider all comments received during a 21-day comment period that begins on the first date of issuance of this letter. If you have any questions or comments, please contact staff member Andrew Jensen at (707) 576-2683, or at [jensa@rb1.swrcb.ca.gov](mailto:jensa@rb1.swrcb.ca.gov) within 21 days of the posting of this notice.

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